

JAMIE LYNN GALLIAN
16222 Monterey Lane Unit 376
Huntington Beach, CA 92649
(714) 321-3449
jamiegallian@gmail.com

In PRO PER

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

Case No. 8:21-bk-11710-SC

In re:

Chapter 7

JAMIE LYNN GALLIAN,

Debtor.

**MOTION TO COMPEL AND ISSUE
ORDER TO THE CH. 7 TRUSTEE AND
HIS ATTORNEY'S TO WITHDRAW AND
CANCEL THE MAY 13, 2024 HCD
APPLICATION TO TRANSFER
CERTIFICATE OF TITLE DECAL LBM
1081 FOR -ZERO- CONSIDERATION, TO
DANNING, GILL, ISRAEL, & KASNOFF,
LLP. FORTHWITH. DECLARATION OF
JAMIE LYNN GALLIAN,**

Hearing Date: July , 2024

Time:

Courtroom: 5C

TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES TRUSTEE,
ALL PARTIES AND TO THEIR ATTORNEY'S OF RECORD:

On May 13, 2024, the Trustee Jeffrey Golden and his attorney's Daning Gill, Israel, and Kasnoff, LLP filed a CA Department Housing and Community Development **Application** to Transfer the Certificate of Title for -0- consideration (owned solely by Ms. Jamie Lynn Gallian) to the Trustees Attorney Danning, Gill, Iseael, amd Kasnoff LLP 1901 Avenue of the Stars, Suite #450 Los Angeles, CA 90067. EXHIBIT A The personal property 2014 Skyline Custom Villa Manufactured

1 Home Decal LBM 1081 is owned by the debtor and the personal residence of
2 Debtor and her family since November 1, 2018 to the current period. The home
3 is located in Rancho Del Rey Mobilehome Estates situs 376.
4

5 The same day HCD received the on-line Application to Transfer the Certificate
6 of Title to the Trustee's attorney's through the HCD Online Portal, HCD Staff
7 Services Analyst Adam C. sent a Deficiency Letter to the Trustee's Attorney's. **Exhibit A.**
8 I am informed and believe by Ms. Geren, Riverside County Department of Housing and
9 Community Development the Trustee's attorney's have not responded to the Deficiency
10 Letter. Debtor made request to Trustee's attorneys to kindly cancel the application.
11

12 The Trustee's attorney's must notify the HCD to cancel the Application or as this
13 Motion requests, an order from a Court instructing the Trustee's attorney's to cancel the
14 application forthwith. Trustee's attorney are of the belief they do not have to.
15

16 About the same time the Trustee's attorney's took this bold covert action without
17 debtor's permission, the Trustee and his attorney's were aware the Honorable Erithe A.
18 Smith Order GRANTING Debtor her full Homestead Exemption. *docket 393*. Houser
19 Bros did not pursue any further appeal from the "Remand Order" and it is now final.
20

21 Prior to Debtor filing her Chapter 7 petition on July 9, 2021, Debtor recorded a
22 Declared Homestead @ 12:48pm with the Orange County Clerk Recorder Instrument No.
23 2021000443659, claiming CCP §704.930. **Exhibit B.**
24

25 Debtor disclosed the sale, 10/31/2018, of her previous primary residence, Unit 53
26 in her petition, using the exempt proceeds to buy Unit 376, November 1, 2018.
27 §522 P(2)(B) would appear to be applicable to the exempt sale proceeds transferred to
28 debtors new homestead, because both homes are located in the same state.

Additionally debtor's previous exempt home, Unit 53, 4476 Alderport Huntington Beach CA APN 937-63-053, debtor inherited as a [gift] between family members from her step-mother Sandra Bradley and debtor's deceased father Charles Bradley . Transfer of Title to Jamie Gallian was recorded with the Orange County Clerk Reorder on 3/23/2017, Instrument No, 2017000116815 outside the 1215 day period. accounting for the source of the funds. **EXHIBIT E** As previously noted in the Chapter 7 petition, *docket 1*, Debtor sold her exempt homestead, Unit 53, on October 31, 2018, transferred the sale proceeds to the purchase of her new homestead Unit 376 , 16222 Monterey Ln. Huntington Beach, in Rancho Del Rey Mobilehome Estates on November 1, 2018. Approximately two weeks after Houser Bros were notified of the sale of Unit 376 by the seller Ryan on November 1, 2018, Houser Bros attorney prepared and delivered a WRIT Of POSSESSION of real property (Space 376) (not the personal property 2014 MH home) in the name of the old owner, LISA RYAN, dated 11/14/2018, to the Orange County Sheriff Department on November 19, 2018, twenty days after Gallian bought the home. The Sheriff Department posted the first NOTICE TO VACATE DECEMBER 5, 2018. The second NOTICE TO VACATE JANUARY 20, 2019, both Notices were addressed to the previous owner Lisa Ryan. In between the two Notices, Houser Bros, filed on 1/2/2019, Unlawful Detainer in the name of Jamie Lynn Gallian. Then on March 4, 2019, Houser Bros, at least 6 Sheriff Department cars converged on a tiny street in Rancho Del Rey Mobile Home Park and executed the WRIT OF POSSESSION of the Real Property Space 376, in the name of Lisa Ryan, State Court Houser v Ryan Case No. 30-2018-01013582. Ms. Gallian was humiliated, anxious, distraught, when she was forced to leave the home she purchased with her own money with not so much as a toothbrush or a can opener to open a can of dog food for her two dogs she took with her. On March 6, 2019, Gallian intervened in the case 30-2018-01013582, and Judge Luege reversed the WRIT and ordered Houser to return

possession to Jamie Gallian, The judge told Houser if they believed Gallian does not
1 qualify to be a tenant, then to set their 1/2/2019 UD case for trial. "Judge Luege told
2 Houser you already filed the UD case, you'll have a trial date in less than 30 days. This can
3 be resolved very quickly." Your Honor Clarkson, that was over 5 1/2 years ago. The UD
4 Judge Mena Guirguis [denied] Houser Bros Motion to Reclassify to civil unlimited. Ms.
5 Gallian offered to pay \$35,000 to Houser Bros. Bk Attorney Ed Hays refused the offer.
6

In Debtors DOC 1, page 15 of 60, Debtor disclosed a filing in her name ,Jamie
7 Gallian on 1/14/2019 "Manufactured Home Financing Note" [addendum UCC-1], File
8 No. 19-769190527, with the Secretary of State on Debtor's primary residence,
9 Decal No. LBM1081 listing Jamie Gallian as a Secured Creditor, J-Pad Secured Creditor.
10

In Debtors DOC 1, page 21 of 60, Debtor disclosed the first UCC-1, Filing
11 Date of 1/14/2019, where she listed herself as the Debtor mistakenly with J-Sandcastle
12 debtor Co File No. 19-7691905279.
13
14

On 2/24/2021, Ron Pierpont and J-Pad, LLC Perfected Legal Owners on the
15 Certificate of Title **Exhibit D**
16

On July 9, 2021, prior to debtor filing her Chapter 7 petition, Ronald J Pierpont executed
17 On July 9, 2021, prior to debtor filing her Chapter 7 petition, Ronald J Pierpont executed
18 on behalf of J-Pad, LLC and himself HOUSING AND COMMUNITY DEVELOPMENT
19

Form 475.3 LIEN SATISFIED. EXHIBIT D1-4 The Lien Satisfied document was filed
20 in the records of HCD on July 14, 2021, I confirmed this fact with HCD Tech. Geren
21

7/10/24.as well as the bankruptcy court and is an exhibit in Houser Bros Co Trial Exhibit
22

22. Debtor respectfully requests the Court find that the Trustee attorney's have no
23 authority to attempt to file an Application to Transfer Ms. Gallians Certificate of Title to
24 themselves, as she is the sole owner of the personal property manufactured home.
25

for 0 consideration. I declare the foregoing under penalty of perjury the above to be true
26 and correct.
27
28

Jamie Lynn Gallian
JAMIE LYNN GALLIAN

DECLARATION OF JAMIE LYNN GALLIAN

1. I, Jamie Lynn Gallian, am the Debtor in this Chapter 7, commencing *In re Gallian*, 8:21-bk-11710-SC and the sole owner of the 2014 Skyline Custom Villa Manufactured Home.
2. I am an individual over 18 years of age and competent to make this Declaration.
3. The facts set forth below are true of my personal knowledge.
4. I make this Declaration in support of this Motion.

5. A true and correct copy of the Deficiency Letter dated May 13, 2024, from Housing and Community Development sent by US Mail to the Trustee's attorney DANNNG, GILL, ISRAEL, KASNOFF, LLP, concerning the May 13, 2024, (same day) Online Application to Transfer Certificate of Title For -0- Consideration transmitted electronically to the Department of Housing and Community Development, Registration and Titling Division. Exhibit A

6. A true and correct copy of Debtors Declared Homestead DOC 72, filed July 9, 2021 @ 12:48pm, pre-petition with the Orange County Clerk Recorder, Instrument No. 2021000443659. Exhibit B

7. A true and correct copy Doc 157, Pg. 35,
Certified Copy True and Correct Copy of a Permanent Record of the Assessor's Office Orange County California.
COUNTY OF ORANGE, OFFICE OF THE ASSESSOR, dated July 21, 2022
Subject: Assessor Parcel No. 891-569-62 16222 Monterey Ln. Unit 376
Huntington Beach, CA has been active in Orange County as of 02-25-2021. Exhibit C

8. A true and correct copy
Department of Housing and Community Development
DTN "Receipt 12313525", 07/14/2021 Decal LBM1081, Custom Villa
Serial # AV7V710394GA/GB
Exhibit D-1

9. A true and correct copy of State of California - Department of Housing and Community Development CERTIFICATE OF TITLE -
Legal Owner(s) RONALD J. PIERPONT (OR) J_PAD, LLC
DTN Recei[pt 12313525, Jul 14, 2021
Exhibit D-2

10. A true and correct copy of State of California - Department of Housing and Community Development REDISTRATION CARD-
Legal Owner(s) RONALD J. PIERPONT (OR) J_PAD, LLC
DTN 12313525, Jul 14, 2021
Exhibit D-3

11. A true and correct copy DOC 132 07/07/22, Page53, State of California - Department of Housing and Community Development Division of Codes and Standards Registration and Titling - STATEMENT OF FACTS
DECAL NO. LBM 1081 "I hereby state: I spoke with Jamie Gallian and she states the unit should be registered as Jamie Galliam as sole registered owner. The lien has been satisfied and there is no legal owner at this time. Jamie advised the county, and was toldt here was no need to revise the Tax Clearance Certificate.

I Certify under penalty of perjury that the foregoing is true and correct.

Executed on 7/28/21 at Sacramento, CA
Signature Rebecca M. O'laughlin, ProgramTech. III
Exhiibit D-4

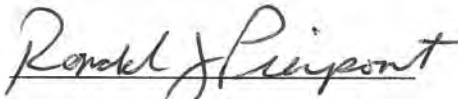
Signed this 11th Day of July 2024, at Huntington Beach.


JAMIE LYNN GALLIAN 5

DECLARATION OF RONALD J. PIERPONT

- 1 **1.** I, RONALD J. PIERPONT, declare
- 2 **2.** I am an individual over 18 years of age and competent to make this Declaratio.
- 3 **3.** The facts set forth below are true of my personal knowledge.
- 4
- 5 **4.** I make this Declaration in support of the Motion to Compel and Order to the
- 6 Trustee and his Counsel to remove and cancel the Application to Transfer Certificate of
Title for -zero- consideration.
- 7 **5.** A true and correct copy 2/24/2021 State of California - Department of Housing and
- 8 Community Development -
9 **CERTIFICATE OF TITLE LEGAL OWNERS RONALD J. PIERPONT OR J-PAD**
Exhibit D-2
- 10 **6.** A true and correct copy State of California - Department of Housing and Community
Development - FORM HCD R/T 475.3 LIEN SATISFIED
11 **EXECUTED by Ronald J. Pierpont on 7/9/2021**
Legal Owner(s) RONALD J. PIERPONT (OR) J_PAD, LLC
12 DTN 12313525, Jul 14, 2021
DOC 132;
13 **HOUSER BROS TRIAL EXHIBIT 42, PAGE 1602**
14 **Exhibit D-3**

15
16 **Dated this 11th day of July, at Huntington Beach, CA under penalty of perjury.**

17
18 
19 **RONALD J. PIERPONT**

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

Registration and Titling Program
P.O. Box 277820
Sacramento, CA 95827-7820
1-800-952-8356
From TDD Phones: 1-800-735-2929
May 13, 2024



DANNING GILL ISREAL AND KASNOFF LLP
1901 AVENUE OF THE STARS, SUITE # 450
LOS ANGELES, CA 90067

Decal or ID Number:	LBM1081
DTN Number:	13333026
Amount Paid:	\$0.00
Escrow Number:	

The department has received your request and/or application for the unit listed above. To complete the attached application, please return this letter, any attached documents, and the items listed below.

Please attach all necessary forms and fees.

Should you need any additional forms, you may contact us at 1-800-952-8356 or forms may be downloaded from our website at WWW.HCD.CA.GOV.

Servicios bilingües están disponible. Para hablar con un representante en español, por favor llame al número 800-952-8356 y pregunte por un intérprete.

Please return all of the enclosed items along with the requested documents and/or fees to the address listed above.

Sincerely,

ADAM C
Staff Services Analyst (General)
Registration & Titling
(916) 263-5153

HCD-RTDEF01 (Rev. 04.16)

13333026



EXHIBIT B

18

Recording Requested by :

J-SANDCASTLE CO LLC

JAMIE LYNN GALLIAN
16222 MONTEREY LANE #376
HUNTINGTON BEACH, CA 92649

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

88.00
* \$ R 0 0 1 2 9 8 0 9 5 6 \$ *

2021000443659 12:48 pm 07/09/21

18 414A D04 2

0.00 0.00 0.00 0.00 3.00 0.00 0.000.0075.00 3.00

When recorded mail to:

JAMIE LYNN GALLIAN
16222 MONTEREY LANE #376
HUNTINGTON BEACH, CA 92649

SPACE ABOVE THIS LINE FOR RECORDER USE ONLY

HOMESTEAD DECLARATION

CCP §704.930

APN#: 891-569-62

1. Name(s) of Declared Homestead owners:

JAMIE LYNN GALLIAN

, do hereby claim a Declared

Homestead in the following real property located in:

the City of HUNTINGTON BEACH, CA, County of ORANGE, State of California,

more commonly known as:

16222 MONTEREY LANE SPACE 376 HUNTINGTON BEACH, CA 92649

(Insert Common Street Address Above)

and more particularly described as follows:

2014 SKYLINE CUSTOM VILLA DECAL NO. LBM1081 SERIAL NO. AC7V710394GB; AC7V710394GA; LOCATED ON LOT 376
ON APN 178-011-16, TRACT 10542, UNIT 4, PARCEL MAP BOOK 108, PG(S) 47 & 48

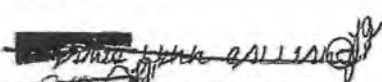
(Insert Property Legal Description Above)

2. The Declared Homestead is the principal dwelling of the Declared Homestead Owner(s) listed above or such person(s) spouse.

3. The Declared Homestead Owner(s) listed above, or such person(s) spouse, resides in the Declared Homestead on the date this Homestead Declaration is recorded.

4. The facts stated in this Homestead Declaration are known to be true as of the personal knowledge of the person(s) below executing and acknowledging this Homestead Declaration.

Dated: 07/08/2021


(Signature of Declared Homestead Owner or Spouse)

JAMIE LYNN GALLIAN
(Printed Name of Declared Homestead Owner or Spouse)


(Signature of Declared Homestead Owner or Spouse)

JAMIE LYNN GALLIAN
(Printed Name of Declared Homestead Owner or Spouse)

(See Attached Acknowledgment)

IT
2P
SB
PK

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 7/9/21 before me, Greg Buysman, Notary Public
(insert name and title of the officer)

personally appeared Jamie Lynn Galligan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



EXHIBIT C

500 S. Main Street, First Floor, Suite 103
Orange, CA 92868-4512
or
P. O. Box 628
Santa Ana, CA 92702-0628



CLAUDE PARRISH
COUNTY ASSESSOR
Telephone: (714) 834-3821
FAX: (714) 834-2565
www.ocassessor.gov

ESTABLISHED 1889
OFFICE OF THE ASSESSOR

July 21, 2022

891-569-62 HX

GALLIAN, JAMIE LYNN
16222 MONTEREY LN, SPC 376
HUNTINGTON BEACH, CA 92649

SUBJECT: Assessor Parcel Number: 891-569-62

Property Address: 16222 MONTEREY LN, UNIT 376, HUNTINGTON BEACH

The Homeowners' Exemption on the above property has been active in Orange County as of **02-25-2021**

Claimant Name: GALLIAN, JAMIE LYNN

If you have any questions, please call our office at (714) 834-3821.

Sincerely,

CLAUDE PARRISH
County Assessor

By
Exemptions Division

HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF A PERMANENT
RECORD OF THE ASSESSOR'S OFFICE.
ORANGE COUNTY, CALIFORNIA



CLAUDE PARRISH
COUNTY ASSESSOR

BY *Neil S. [Signature]*

2022 JUL 21 PM 2:22
ORANGE COUNTY ASSESSOR
CLAUDE PARRISH

A002-994 (R 09/19)

2022-23 Secured Assessment Roll

CLAUDE PARRISH, ORANGE COUNTY ASSESSOR

Full Parcel Report: Page 1 of 1

As of January 1st, 2022

Parcel No: 891-569-62		Tax Rate Area: 04-902	Property Type: MOBILE HOME
Owner / Mailing Address			
Assessee: GALLIAN, JAMIE LYNN Address: 16222 MONTEREY LN, SPC, 376 City, State: HUNTINGTON BEACH, CA Zip: 92649			
Description			
Assessed Value	Exemptions	Dates	
Land: 0	Exe Type: HOMEOWNER	Land BaseYear: 2021	
Improvement: 0		Improvement Base Year: 2021	
Personal Property: 86,339		Tax Lien Status:	
Other: 0			
Gross: 86,339			
Less Exemption: 7,000			
Net: 79,339			
Sale History			
Reference Number: M2085154			
Additional Information			
Legal Description: T MHP RANDRE MSP 376			

I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF A PERMANENT
RECORD OF THE ASSESSOR'S OFFICE.
ORANGE COUNTY, CALIFORNIA



CLAUDE PARRISH
COUNTY ASSESSOR

BY N. J. [Signature]

2022 JUL 21 PM 2:18
ORANGE COUNTY ASSESSOR
CLAUDE PARRISH

EXHIBIT D



DTN: 12313525

Decal: LBM1081

Unit ID: 252606085

Trans Type: R/O Transfer - No Sale

Trans Date: 07/14/2021

Trade Name: CUSTOM VILLA

Serial #: AC7V710394GA, AC7V710394GB

Insignia # PFS1130281, PFS1130282

Status Date: 08/02/2021 User Name: SHAH, KIRAN

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021

Addressee

RONALD J PIERPONT
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

JUL 14 2021

Registered Owner(s)

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT
JPAD LLC
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Lien Perfected On: 08/20/20 11:58:00

12313525

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896

02242021 - 2

**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION CARD**

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021	

Addressee

RONALD J PIERPONT
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT
JPAD LLC
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Lien Perfected On: 08/20/20 11:58:00

**LEGAL OWNER COPY
INFORMATION ONLY**

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896

02242021 - 1

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



LIEN SATISFIED

SECTION I. DESCRIPTION OF UNIT

This unit is a:

☒ Manufactured Home/Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

The Decal (License) No.(s) of the unit is: LBM1081

The Trade Name of the unit is: CUSTOM VILLA

The Serial No.(s) of the unit is: AC7V710394GB/AC7V710394GA

SECTION II. DEBTOR(S) NAME(S)

Name of Debtor(s): J-SANDCASTLE CO, LLC

SECTION III. LIENHOLDER'S CERTIFICATION

This is to certify that our/my lien in the name(s) of the debtor(s) shown above against the described unit has been fully satisfied and has not been assigned to any other party.

I/We certify under penalty of perjury that the foregoing is true and correct.

Print or Type Name of Legal Owner or Jr. Lienholder (Lender):

J-PAD LLC or RONALD J. PIERPONT

Signature of Legal Owner, Jr. Lienholder (Lender) or their Authorized Agent:

Ronald J Pierpont

Date 7/9/2021

Address 16222 MONTEREY LN. #376 HUNTINGTON BEACH, CA 92649
Street Address or P.O. Box City State Zip

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



STATEMENT OF FACTS

This unit is a: ☒ Manufactured Home / Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

Decal (License) No.(s): LBM1081	Trade Name:	Serial No.(s):
--	-------------	----------------

I/We, the undersigned, hereby state:

I spoke with Jamie Gallian and she states the unit should be registered as Jamie Gallian as sole registered owner. The lien has been satisfied and there is no legal owner at this time. Jamie advised the county and was told there was no need to revise the Tax Clearance certificate.

I/We further agree to indemnify and save harmless the Director of the Department of Housing and Community Development, State of California, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above-described unit in California, or from issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury that the foregoing is true and correct.

Executed on 7/28/21 at Sacramento, CA
Date City State

Signature(s): <i>Elaine M. O'Loughlin</i>	Printed name(s): <i>Elaine M O'Loughlin, Program Tech II</i>
--	---

Address _____

City _____ State _____



TAX CLEARANCE CERTIFICATE

☒ Mobile Home

☐ Floating Home

COUNTY OF ORANGE

SERIAL NUMBER/HULL NUMBER AC7V710394GA, AC7V710394GB	DECAL NUMBER/CF NUMBER LBM1081
LOCATION OF HOME 16222 MONTEREY LN 376 HUNTINGTON BEACH	ASSESSOR'S PARCEL NUMBER 891-569-62
CURRENT REGISTERED OWNER J-SANDCASTLE CO LLC 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	APPLICANT J-SANDCASTLE CO LLC & JAMIE L. GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649

I hereby certify that the following has been paid:

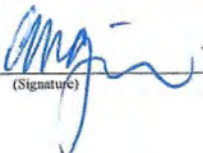
- ☐ Delinquent license fees
- ☐ Property taxes applicable to the home identified above through the fiscal year
- ☒ A security deposit for payment of the property taxes for the fiscal year 2021-2022
- ☒ No taxes due or payable at this time.

There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create an additional bill.

THIS CERTIFICATE IS VOID ON AND AFTER SEPTEMBER 7, 2021.

Executed on July 9, 2021 at Santa Ana.
Treasurer-Tax Collector for Orange County, State of California.

Issued on July 9, 2021


(Signature)

§2189.8, 5832 R & T Code

TDL 10-01 (7-87)

SECTION A - SMOKE DETECTOR AND WATER HEATER SEISMIC BRACING CERTIFICATION

California Health and Safety Code (HSC) Sections 18029.6 and 18031.7 require that on the date of transfer of title all used manufactured homes, used mobilehomes, and used multifamily manufactured homes: 1) be equipped with an operable smoke detector in each room designed for sleeping, and 2) all fuel-gas-burning water heater appliances be seismically braced, anchored, or strapped pursuant to existing codes. A declaration may be signed within 45 days prior to the date of transfer of title stating that these requirements have been met.

I/We further agree to indemnify and save harmless the Director of the State of California, Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the unit in California or from issuance of a California Certificate of Title covering the same. I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 2/25/2021 at Huntington Beach CALIFORNIA
JAMIL LYNN GALLIAN, its member J-SANDCASTLE COLLC
Signature Printed Name

SECTION B - RELEASING SIGNATURES

1a. J-SANDCASTLE COLLC Jamil Lynn Gallian, its member Date of Release 2/25/2021
Releasing Signature of Registered Owner
1b. _____ Date of Release _____
Releasing Signature of Registered Owner
2. _____ ☒ Release ☐ Retain ☐ Assign Interest
Legal Owner of Record (if any) sign and check appropriate box (* If Assign Interest is checked - Complete New Legal Owner Below)

SECTION C - NEW OWNER INFORMATION

NEW REGISTERED OWNER - Please Print or Type Clearly

3a. JAMIL LYNN GALLIAN 3c. J-SANDCASTLE COLLC
New Registered Owners Name New Registered Owners Name
3b. J-SANDCASTLE COLLC 3d. _____
New Registered Owners Name New Registered Owners Name
If more than one New Owner going onto title, please check the appropriate Co-owner term box.
☐ Joint Tenants with Right of Survivorship ☐ Tenants In Common OR ☐ Trust/Trustee(s)
(* If this box is checked-Complete HCD 476.6B)
☒ Tenants In Common AND ☐ Community Property ☐ Community Property with Right of Survivorship
4. 16222 Monterey Ln #376 Huntington Beach, CA 92649
Mailing Address of New Registered Owner City/State Zip Code
5. 16222 Monterey Ln #376 Huntington Beach, CA 92649
Actual Location Address of Unit City/State Zip Code
6. 2/25/2021
Purchase Price or check box if Gift ☒ Purchase Date or Transfer Date
7a. Jamil Lynn Gallian 7c. J-SANDCASTLE COLLC
Signature of New Registered Owners Signature of New Registered Owners
7b. J-SANDCASTLE COLLC 7d. J-SANDCASTLE COLLC
Signature of New Registered Owners Signature of New Registered Owners

NEW LEGAL OWNER - Please Print or Type Clearly

8a. J-SANDCASTLE COLLC 8b. _____
New Legal Owners Name New Legal Owners Name
If more than one New Lender going onto title, please check the appropriate Co-owner term box below.
☐ Joint Tenants with Right of Survivorship ☐ Tenants In Common OR ☐ Trust/Trustee(s)
(* If this box is checked-Complete HCD 476.6B)
☐ Tenants In Common AND ☐ Community Property ☐ Community Property with Right of Survivorship
9. 16222 Monterey Ln #376 Huntington Beach, CA 92649
Mailing Address of New Legal Owner City/State Zip Code

NEW JUNIOR LIENHOLDER - Please Print or Type Clearly

10a. _____ 10b. _____
New Junior Lienholder Name New Junior Lienholder Name
11. _____
Mailing Address of New Junior Lienholder City/State Zip Code

SECTION D - RELEASE OF DEALERS

12. _____
Signature of Selling Dealer Print Dealers Name and Dealer Number

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS



Title Search

Date Printed: Aug 10, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 08/03/2021

Last Reg Card: 08/03/2021

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Title Searches:

JANINE JASSO
PO BOX 370161
EL PASO, TX 79937

Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649

Title File No: LBM1081

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS



Title Search

Date Printed: Sep 21, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 08/12/2021

Last Reg Card: 08/12/2021

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Legal Owner:

J-PAD LLC
21742 ANZA AVE
TORRANCE, CA 90503

Lien Perfected On: 01/14/19 15:22:00

Title Searches:

JANINE JASSO
PO BOX 370161
EL PASO, TX 79937

Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649

Title File No: LBM1081

**CERTIFIED COPY CLERK RECORDER, COUNTY OF ORANGE, CALIFORNIA
ASSIGNMENT OF SUBCONDOMINIUM GROUNDLEASEHOLD,
INSTRUMENT NO. 2017000116815 MARCH 23, 2017**

276

RECORDING REQUESTED BY:

Jamie Gallian
4476 Alderport Dr.
Huntington Beach, CA
92649

AND WHEN RECORDED MAIL TO:

Jamie Gallian
4476 Alderport Dr.
Huntington Beach, CA
92649

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



33.00

* \$ R 0 0 0 9 1 4 7 5 4 1 \$ *

2017000116815 8:25 am 03/23/17

276 415 A34 A04 F14 6

0.00 0.00 0.00 0.00 15.00 0.00 0.00 0.00

TITLE OF DOCUMENT:

Assignment of Condominium
Sublease
Lease from present to 2059
Transfer Tax exempt. This Lease is a
Gift between family members.

2T

6P

2FF

CC

2CF

RECORDING REQUESTED BY:

~~Sandra Bradley~~
~~19 Meadow Wood Dr.~~
~~Coto de Caza, CA 92679~~

Jamie Gallian
4476 Alderport Dr.
Huntington Beach
CA 92649

WHEN RECORDED RETURN TO:

~~same as above~~

Jamie Gallian
4476 Alderport Dr.
Huntington Beach, CA 92649

(space above this line for Recorder's use)

ASSIGNMENT OF CONDOMINIUM SUBLEASE

For no consideration, receipt of which is hereby acknowledged, the undersigned, SANDRA L. BRADLEY, as Trustee of the Sandra L. Bradley Trust, hereby transfers and assigns to JAMIE L. GALLIAN, a single woman, all right, title and interest of the undersigned as Tenant, in and under that certain Condominium Sublease dated August 1, 1980, by and between ROBERT P. WARMINGTON, and individual, as Landlord, which interest was subsequently assigned to BS INVESTORS, LLC, by mesne assignments of record, and JOHN F. TURNER AND VIRGINIA H. TURNER, HUSBAND AND WIFE AS JOINT TENANTS as Tenant, recorded on November 7, 1980 in Book 13824, Page 1274 inclusive, as Instrument No. 8694 of Official Records of Orange County, California, as amended by the First Amendment to Condominium Sublease recorded on August, 2003 as Instrument No. 2003 001044770. The property that is the subject of the Sublease is described as follows:

Unit 53 of Tract 10542. Legal Description contained on Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all buildings and other improvements on said land.

NO CONSIDERATION – TERM OF LEASE LESS THAN 99 YEARS

Dated: 3/22/2017

[Signature]

[Signature: Sandra L. Bradley]
Assignor, SANDRA L. BRADLEY
Trustee of the Sandra L. Bradley Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 3/22/2017, before me, HENRY J. COOPERSMITH, a Notary Public in and for said State personally appeared SANDRA L. BRADLEY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

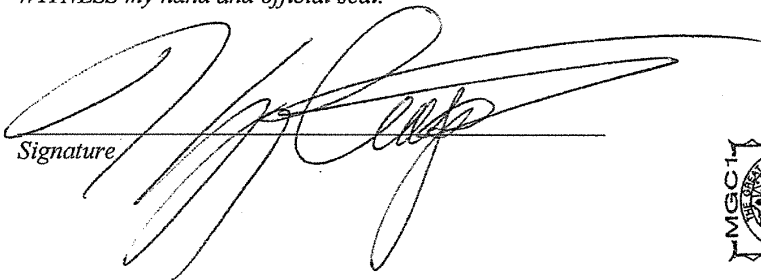
Signature 



EXHIBIT "A"

DESCRIPTION

Order No. 985040290

PARCEL 1:

UNIT 53, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN ("THE CONDOMINIUM PLAN"), RECORDED OCTOBER 18, 1979 IN BOOK 13358 PAGE 1193, ET SEQ., OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

PARCEL 2:

AN UNDIVIDED 1/80TH INTEREST IN AND TO LOTS 1 AND 2 OF TRACT NO. 10542, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 456 PAGES 49 AND 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THOSE PORTIONS OF THE COMMON AREA AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN, CONSISTING OF BUILDINGS AND OTHER IMPROVEMENTS.

EXCEPTING THEREFROM CONDOMINIUM UNITS 1 THROUGH 80 INCLUSIVE, LOCATED THEREON.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR THE USE AND OCCUPANCY OF THOSE PORTIONS OF RESTRICTED COMMON AREA AS DEFINED ON THE CONDOMINIUM PLAN FOR ENTRY AND STAIRCASES AND ATTIC SPACE RELATING TO SAID UNIT.

PARCEL 4:

NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THOSE PORTIONS OF THE COMMON AREA AS DEFINED ON THE CONDOMINIUM PLAN, EXCEPT RESTRICTED COMMON AREA.

RECORDING REQUESTED BY:

~~Sandra Bradley~~
~~19 Meadow Wood Dr.~~
~~Coto de Caza, CA 92679~~

Jamie Gallian
4476 Alderport
Huntington Beach
CA 92649

WHEN RECORDED RETURN TO:

~~same as above~~

Jamie Gallian
4476 Alderport
Huntington Beach, CA
92649

(space above this line for Recorder's use)

ACCEPTANCE AND AGREEMENT

The undersigned Assignee named in the foregoing Assignment hereby accepts said Assignment and hereby agrees with and for the benefit of the Landlord, under the Sublease described in said Assignment, to keep, perform and be bound by all of the terms, covenants and conditions contained in said Sublease as amended by the First Amendment to the Condominium Sublease on the part of the Tenant therein to be kept and performed, to all intents and purposes as though the undersigned Assignee was the original Tenant thereunder. Assignee agrees to pay Landlord a late fee equal to 6% of any rent or other payment due under the Sublease which is not received by Landlord within ten (10) days of its due date. Said late fee is in addition to the interest due on unpaid installment indebtedness of 10% as provided in Article 17(A) of the Condominium Sublease. The undersigned Assignee agrees to pay attorneys fees and cost incurred by Landlord to collect rent or other payment under the Sublease or to otherwise enforce Landlord's rights under the Sublease.

Dated:

3/22/17


Assignee, JAMIE L. GALLIAN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

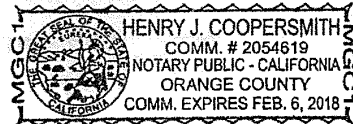
STATE OF CALIFORNIA
COUNTY OF ORANGE

On 3/23/2017, before me, Henry J. Coopersmith
a Notary Public in and for said State personally appeared JAMIE L. GALLIAN, who proved to me on
the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that she executed the same in her authorized capacity, and that by her signature on
the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



THIS IS A TRUE CERTIFIED COPY OF THE
RECORD IF IT BEARS THE SEAL AND
SIGNATURE OF THE ORANGE
COUNTY CLERK-RECORDER.

DATE: MAR 23 2017
CERTIFICATION FEE: 7.00



COUNTY CLERK-RECORDER

Hugh Nguyen

ORANGE COUNTY
STATE OF CALIFORNIA

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
16222 MONTEREY LANE SP. 378 HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled: **MOTION TO COMPEL AND ORDER TRUSTEE AND CONSEL TO WITHDRAW AND CANCEL APPLICATION TO TRANSFER CERTIFICATE OF TITLE TO TRUSTEES ATTORNEYS; DECL ISO GALLIAN AND PIERPONT** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 07/11/2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/11/2024

JOSEPH CLARK

Date

Printed Name

Signature

Joseph Clark

ADDITIONAL SERVICE INFORMATION (if needed):

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

Aaron E DE Leest on behalf of Trustee Jeffrey I Golden (TR)
adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com

Jeffrey I Golden (TR) lwerner@go2.law, jig@trustesolutions.net;kadele@go2.law

Eric P Israel on behalf of Trustee Jeffrey I Golden (TR)
eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Valerie Smith on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov